

The Planning Department offers informational brochures on the following topics:

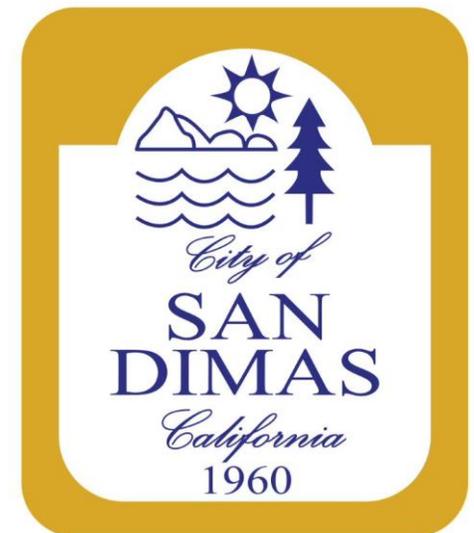
- Artificial Turf Guidelines
- Banners and Temporary Signs
- CEQA and Environmental Review
- Classification of Use
- Conditional Use Permits
- Development Agreements
- Development Plan Review Board
- Fees and Charges
- For Sale/For Lease Signs
- General Plan
- Lot Line Adjustments
- Mills Act
- Municipal Code Text Amendments
- Outdoor Dining Policy
- Outdoor Displays of Merchandise
- Permanent Signs
- Permit Streaming Act
- Planning Commission
- Portable Signs
- Property Information
- Public Notice Requirements
- Residential Care Facilities
- RV & Trailer Parking
- Signs in the Historic Downtown Area
- Site Plan Requirements
- Specific Plans
- Storage Structures
- Subdivisions
- Temporary Use Permits
- Trash Enclosure Standards
- Tree Preservation
- Variances
- Window Replacement – Town Core
- Window Signs
- Zone Changes
- Zoning Descriptions

**These brochures are generally intended to assist in the processing of application material. They do not necessarily provide every detail regarding Municipal Code regulations.*

City of San Dimas
Planning Division
245 East Bonita Ave.
San Dimas, CA. 91773

ADU

Accessory Dwelling Unit



Planning Department
City Hall, 245 East Bonita Avenue
San Dimas, California 91773
(909) 394-6250
planning@sandimasca.gov

Mon-Thurs 7:30 a.m. - 5:30 p.m.
Fridays 7:30 a.m. - 4:30 p.m.

www.sandimasca.gov

What is an ADU?

An ADU, or Accessory Dwelling Unit, is an attached or detached residential dwelling unit which provides complete independent living facilities for at least one person and is located on a lot with a proposed or existing primary residence. In short, it is like a small apartment that you can build on your lot. It can be attached to the main residence or built as a detached unit. An ADU contains a kitchen and a bathroom within the unit and may be a studio or multi-bedroom unit.

What is a JADU?

A JADU, or Junior Accessory Dwelling Unit, is a type of ADU which is entirely contained within a primary residence and is no larger than 500 square feet. A portion of the existing residence or an attached garage can be converted into a JADU. A JADU must contain a kitchen, but can share sanitation facilities with the main residence via a common door. A JADU cannot be built as a detached unit or converted from a detached garage.

How Do I Apply for an ADU?

Complete plans and a building permit application must be submitted to the Building & Safety Department. There is no separate Planning Department application. For detached ADUs, a soils report may be required. For questions regarding the building permit process, contact the Building & Safety Department at (909)394-6260. Impact fees may apply to any ADU over 750 square feet.

Frequently Asked Questions

-Is my property eligible for an ADU?

Any residentially zoned property within San Dimas is eligible to build an ADU and/or a JADU.

-How many ADUs can I have on my property?

A residentially zoned property which has been developed with a single-family home can build one (1) ADU and one (1) JADU.

-What is the maximum size of an ADU?

The maximum size for an ADU in San Dimas is 1,000 square feet. However, if the ADU will create a lot coverage of over 35%, you may be limited to less than the maximum ADU size. In no case will the lot coverage limitations prevent you from building an ADU that is at least 800 square feet. If you are building an attached ADU, or converting space within an existing residence, the ADU may not be larger than 50% of the existing residence or 1,000 square feet, whichever is less. This requirement will also not prevent an ADU of at least 800 square feet from being constructed.

-Do I have to provide parking for an ADU?

San Dimas is not requiring that any parking be provided for an ADU.

-Can I convert my garage into an ADU/JADU?

A garage may be converted into an ADU or, if the square footage of the new unit will be 500 square feet or less, a JADU. No replacement garage or parking will be required if you convert your garage.

-Can I rent out my ADU?

An ADU or JADU may be rented for long-term occupation. They may not be rented for periods of less than 30 days.

Development Standards

Architecture:

-ADU must match the architectural style of the main residence.

Maximum Lot Coverage:

-35%. Lot Coverage will not prevent an ADU of at least 800 square feet from being built.

Setbacks from property lines:

-Front – 20'

-Side and rear (Including street side) – 4'

Maximum Height:

-Maximum height of underlying zone. If ADU is located in the street side setback, the maximum height is 16 feet.

Building Separation:

-6 ft

Parking:

-No additional parking required.

Interior Amenities:

-Kitchen with stove, space for refrigerator and counter space required.

-Washer/Dryer hookups required.

-Sanitation facilities required. A JADU may share these facilities with the main residence.

-Exterior entrances required. No exterior doors on elevation which is closer than 15 feet from the property line.

-Separate utility meters not required, but may be utilized.